120.0	0001	0002.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	737,100 /	737,100
					USE VALUE:	737,100 /	737,100
					ASSESSED:	737,100 /	737,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		GREENWOOD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COLLINS CHRISTIAN LOUIS	
Owner 2:	COLLINS YOKO	
Owner 3:		
Street 1:	11 GREENWOOD RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	CACCAVARO RONALD/TRUSTEE -
Owner 2:	CCC REAL ESTATE TRUST -
Street 1:	11 GREENWOOD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .184 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Wood Shingle Exterior and 2158 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8001.000	275,100		462,000	737,100
Total Card	0.184	275,100		462,000	737,100
Total Parcel	0.184	275,100		462,000	737,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 341.61 | /Parcel: 341.61

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	77286
GIS Ref	
GIS Ref	
Insp Date	12/10/08

!9284!

PREVIOUS ASSESSMENT

Parcel ID: 120.0-0001-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	275,100	0	8,001.	462,000	737,100		Year end	12/23/2021
2021	101	FV	264,500	0	8,001.	462,000	726,500		Year End Roll	12/10/2020
2020	101	FV	264,500	0	8,001.	462,000	726,500	726,500	Year End Roll	12/18/2019
2019	101	FV	227,700	0	8,001.	468,600	696,300	696,300	Year End Roll	1/3/2019
2018	101	FV	227,700	0	8,001.	349,800	577,500	577,500	Year End Roll	12/20/2017
2017	101	FV	227,700	0	8,001.	316,800	544,500	544,500	Year End Roll	1/3/2017
2016	101	FV	227,700	0	8,001.	303,600	531,300	531,300	Year End	1/4/2016
2015	101	FV	226,600	0	8,001.	257,400	484,000	484,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:48:11

LAST REV

Date	Time
03/02/17	09:00:38
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9284

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CACCAVARO RONAL	49720-184		7/2/2007		470,000	No	No		
CACCAVARO RONAL	47991-244		8/15/2006		99	No	No		
STANTON WALTER	46487-429		11/16/2005		420,000	No	No		
SOGOR TIBOR	27872-534		11/14/1997		218,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/24/2017	192	Inter Fi	51,750	O				
5/22/2012	639	Manual	4,239					INSULATION
9/20/1993	463	Manual	2,000					REBUILD WDK 12X12

ACTIVITY INFORMATION

Date	Result	By	Name
12/10/2008	Meas/Inspect	294	PATRIOT
12/3/2008	MLS	MM	Mary M
2/27/2006	MLS	MM	Mary M
3/22/2000	Inspected	263	PATRIOT
3/15/2000	Missed Appt.	276	PATRIOT
2/15/2000	Measured	268	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	77286
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8001		Sq. Ft.	Site		0	70.	0.82	5									462,019						462,000	

Total AC/HA:	0.18368	Total SF/SM:	8001	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	462,019	Spl Credit		Total:	462,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	26 - Wood	3	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	134.987
Other Features:	73007
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	337947
Depreciation:	62858
Depreciated Total:	275089

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 6 | BRs: 3 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

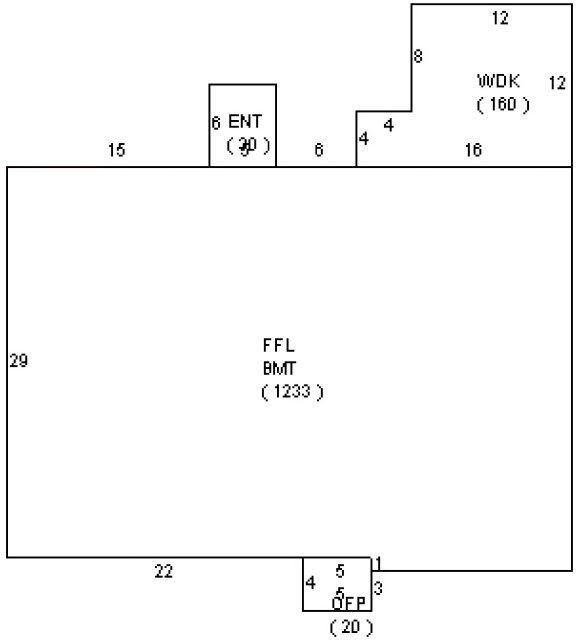
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	134.99
Special Features:	0	Val/Su Net:	102.80
Final Total:	275100	Val/Su SzAd	223.11

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,233	76.940	94,870
FFL	First Floor	1,233	134.990	166,438
WDK	Deck	160	12.250	1,960
ENT	ENTRY	30	26.400	792
OFP	Open Porch	20	44.000	880

Net Sketched Area: 2,676 | Total: 264,940

Size Ad 1233 | Gross Area 2676 | FinArea 2158

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	75	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

120.0-0001-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: